

060.0

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0001.0

Map

Block

Lot

1 of 1
CARDIndustrial
ARLINGTONTotal Card / Total Parcel
819,800 / 819,800

APPRAISED:

819,800 / 819,800

USE VALUE:

819,800 / 819,800

ASSESSED:

819,800 / 819,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		PARK AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ARLINGTON COAL & LUMBER CO	
Owner 2:		
Owner 3:		

Street 1:	41 PARK AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .311 Sq. Ft. of land mainly classified as Lumber with a Warehouse Building built about 1925, having primarily Conc. Block Exterior and 4000 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	I
o	INDUSTRIA
n	100
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
313	Lumber		13529	Sq. Ft.	Site			0	31.	1.67	CA									698,689						698,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
313	13529.000	121,100		698,700	819,800		39504
							GIS Ref
							GIS Ref
							Insp Date
							06/23/18

Total Card	0.311	121,100		698,700	819,800	Entered Lot Size
Total Parcel	0.311	121,100		698,700	819,800	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	204.95	/Parcel:	204.95	Land Unit Type:
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!5224!

USER DEFINED

Prior Id # 1:	39504
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	01:50:08
LAST REV	
Date	Time
10/09/19	15:12:09
apro	
5224	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	313	FV	121,100	0	13,529.	698,700	819,800		Year end	12/23/2021
2021	313	FV	121,100	0	13,529.	687,400	808,500		Year End Roll	12/10/2020
2020	313	FV	121,100	0	13,529.	676,100	797,200	797,200	Year End Roll	12/18/2019
2019	313	FV	108,000	0	13,529.	631,100	739,100	739,100	Year End Roll	1/3/2019
2018	313	FV	108,000	0	13,529.	563,500	671,500	671,500	Year End Roll	12/20/2017
2017	313	FV	108,000	0	13,529.	495,800	603,800	603,800	Year End Roll	1/3/2017
2016	313	FV	108,000	0	13,529.	371,900	479,900	479,900	Year End	1/4/2016
2015	313	FV	97,700	0	13,529.	338,100	435,800	435,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9340-161		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2008	1155	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2018	Meas/Inspect	HS	Hanne S
3/19/2009	Meas/Inspect	197	PATRIOT
6/14/2000	Meas/Inspect	197	PATRIOT
11/7/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type:	43 - Warehouse			Full Bath:	Rating:			ARLINGTON COAL AND LUMBER.																	
Sty Ht:	1 - 1 Story			A Bath:	Rating:																				
(Liv) Units:	1	Total:	1	3/4 Bath:	Rating:																				
Foundation:	6 - Slab			A 3QBth:	Rating:																				
Frame:	2 - Steel			1/2 Bath:	Rating:																				
Prime Wall:	21 - Conc. Block			A HBth:	Rating:																				
Sec Wall:		%		OthrFix:	Rating:																				
Roof Struct:	1 - Gable			OTHER FEATURES																					
Roof Cover:	9 - Metal			Kits:	Rating:			1st Res Grid Desc: Line 1 # Units																	
Color:	RED			A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
View / Desir:				Frl:	Rating:																				
GENERAL INFORMATION				WSFlue:	Rating:			Other																	
Grade:	C - Average			CONDOS INFORMATION				Upper																	
Year Blt:	1925	Eff Yr Blt:		Location:				Lvl 2																	
Alt LUC:		Alt %:		Total Units:				Lvl 1																	
Jurisdct:		Fact:	.	Floor:				Lower																	
Const Mod:				% Own:				Totals	RMs: 0	BRs: 0	Baths: 0	HB: 0													
Lump Sum Adj:				Name:				REMODELING				RES BREAKDOWN													
INTERIOR INFORMATION				DEPRECIATION				Exterior:	No Unit	RMS	BRS	FL													
Avg Ht/FL:	18	Phys Cond:	GD - Good	32%	Functional:			Interior:																	
Prim Int Wal	5 - Minimal	Economic:			Special:			Additions:																	
Sec Int Wall:		Override:			Override:			Kitchen:																	
Partition:	T - Typical	Total:	32%				Baths:																		
Prim Floors:	12 - Concrete						Plumbing:																		
Sec Floors:							Electric:																		
Bsmnt Flr:							Heating:																		
Subfloor:							General:																		
Bsmnt Gar:																									
Electric:	3 - Typical																								
Insulation:	2 - Typical																								
Int vs Ext:	S																								
Heat Fuel:	5 - None																								
Heat Type:	8 - None																								
# Heat Sys:	0																								
% Heated:	0	% AC:																							
Solar HW:	NO	Central Vac:	NO																						
% Com Wal		% Sprinkled	0																						
MOBILE HOME				Make:		Model:		Serial #:				Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 060.0-0001-0001.0												IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N					Total Yard Items:				Total Special Features:				Total:												
AssessPro Patriot Properties, Inc																									
<p>50</p> <p>80</p> <p>FFL (4000)</p> <p>12</p>																									
<p>ARLINGTON HEIGHTS</p> <p>Arlington Coal & Lumber Co.</p>																									